



THIS SPACE RESERVED FOR

2021-010143  
Klamath County, Oregon  
06/29/2021 01:41:00 PM  
Fee: \$87.00

Nicholas Perry Staub and Alexandria Noel Staub  
21721 Spears Lane  
Merrill, OR 97633  
Grantor's Name and Address

Nicholas Perry Staub  
21721 Spears Lane  
Merrill, OR 97633  
Grantee's Name and Address

After recording return to:  
Nicholas Perry Staub  
21721 Spears Lane  
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:  
Nicholas Perry Staub  
21721 Spears Lane  
Merrill, OR 97633

File No. 454415AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Nicholas Perry Staub and Alexandria Noel Staub, as Tenants by the Entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Nicholas Perry Staub,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A parcel of land situated in the E1/2 of the NE1/4 of Section 33 and the W1/2 of the NW1/4 of Section 34 in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County Oregon. Being more particularly described as follows:

Beginning at a Klamath County Brass cap marking the 1/4 corner common to said sections 33 and 34, thence along the quarter section line of said Section 33, North 89°52'59" West, 1324.91 feet more or less, to the CE1/16 corner of said Section 33; thence North 00°03'35" East, 2652.30 feet more or less, to the E1/16 corner of said Section 33; thence along the north section line of said Section 33, South 89°57'48" East, 1323.42 feet more or less, to the Section corner common to Sections 27, 28, 33 and 34 of said Township and Range; thence along the north line of said Section 34, S89°55'00" East, 1312.50 feet more or less, to the W1/16 corner of said Section 34; thence South 00°05'05" East, 2649.51 feet more or less, to the CW1/16 corner of said Section 34; thence along the quarter section line of said Section 34, S89°58'29" West, 1320.07 feet more or less, to the point of beginning

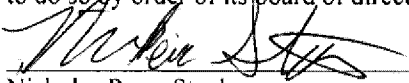
also described as unsurveyed Parcel 1 of Land Partition 12-07, situated in the East 1/2 of the NE1/4 of Section 33, the SE1/4 SW1/4 and the S1/2 SE1/4 of Section 27, and the N1/2 Section 34, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, recorded October 31, 2007 as 2007-018675

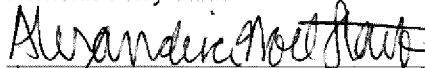
The true consideration for this conveyance is \$to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


In Witness Whereof, the grantor has executed this instrument this 24th day of June, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Nicholas Perry Staub

  
\_\_\_\_\_  
Alexandria Noel Staub

State of Oregon } ss  
County of Klamath }

On this 24th day of June, 2021, before me,  a Notary Public in and for said state, personally appeared Nicholas Perry Staub and Alexandria Noel Staub, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 5/18/2025

